

**FOR
LEASE**

**2901 K STREET,
SACRAMENTO, CA**

**"Turn-Key"
Suites Available**

300+ covered parking stalls in parking garage for building. Free On-Site Parking is Negotiable!

ON SITE PARKING!



**Tesla Super Chargers
Coming Soon!**

**3-D Tour
Click Here** 



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ROME
REAL ESTATE GROUP

SUTTER SQUARE GALLERIA

SUITES FOR LEASE AT 2901 K ST SACRAMENTO

BUILDING DETAILS & INFORMATION

- Move-In Ready Suites with updated Tenant Improvements
- Building Signage: Prominent signage opportunity with visibility on I-80 (+/- 175,346 ADT)
- Iconic urban Sacramento building
- Located in desirable Midtown Sacramento near Sutter General Hospital, Sutter's Fort, and a number of prominent local restaurants and retailers - walk to them all!
- Parking Garage in building: 315 spaces (3.66 per 1,000 SF)



- Two Elevators on each side of the building
- Four-Story Atrium on one side of the building with abundant natural light
- Functional Floor Plans with glass walls and doors fronting each suite to maximize natural light
- Retailers in the Building: Orange Theory Fitness, SAFE Credit Union, H&R Block

AVAILABLE SUITES - 2901-2929 K ST

SUITE #	SQ.FT.	RENT	SUITE HIGHLIGHTS
100	+/- 2,656	\$2.00 PSF, NNN	Former SAFE Credit Union Suite. Ground Floor at the hard corner of K Street and 29th Street.
201/202	+/- 1,837	\$2.15 PSF, FSG	"Turn-Key" office suite, with open floor plan, with two private offices in the back. Abundant natural light.
203	+/- 984	\$2.15 PSF, FSG	"Turn-Key" office suite, open floor plan. Abundant natural light.
205/206	+/- 1,864	\$2.15 PSF, FSG	"Turn-Key" office suite, with open floor plan, with two private offices in the back. Abundant natural light.
210	+/- 1,200	\$2.25 PSF, FSG	"Turn-Key" office suite, could be leased with furniture, conference room and open floor office space. Abundant natural light.
300/301	+/- 1,521	\$2.15 PSF, FSG	"Turn-Key" office suite, with open floor plan, with two private offices in the back. Abundant natural light.
302/303	+/- 1,413	\$2.15 PSF, FSG	"Turn-Key" office suite, with open floor plan, with two private offices in the back. Abundant natural light.
390	+/- 3,760	\$2.15 PSF, FSG	"Turn-Key" office suite, with reception, 2 conference rooms, break room, 7 private offices, former Title company. Abundant natural light.
2929-300	+/- 6,026	\$2.15 PSF, MG	"Turn-key" medical office suite with 12 exam rooms and room to build out more.

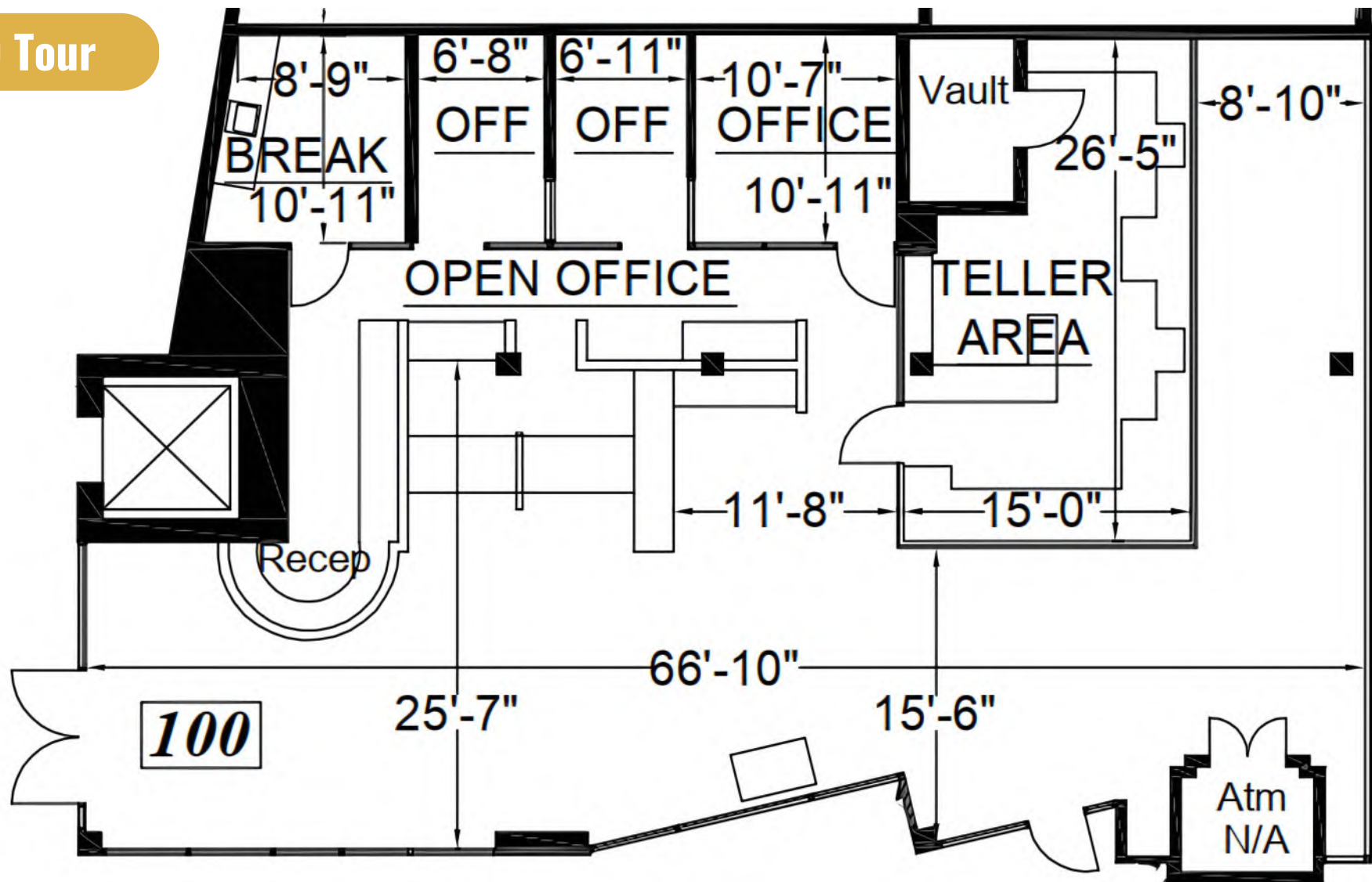
FLOOR PLAN-SUITE 100

Suite 100

2,656 RSF

\$2.00 PSF, NNN

3-D Tour



FLOOR PLAN-2ND FLOOR

Suites Available on 2nd Floor:

SUITE 201/202
1,837 RSF
\$2.15 PSF, FSG

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SUITE 203
984 RSF
\$2.15 PSF, FSG

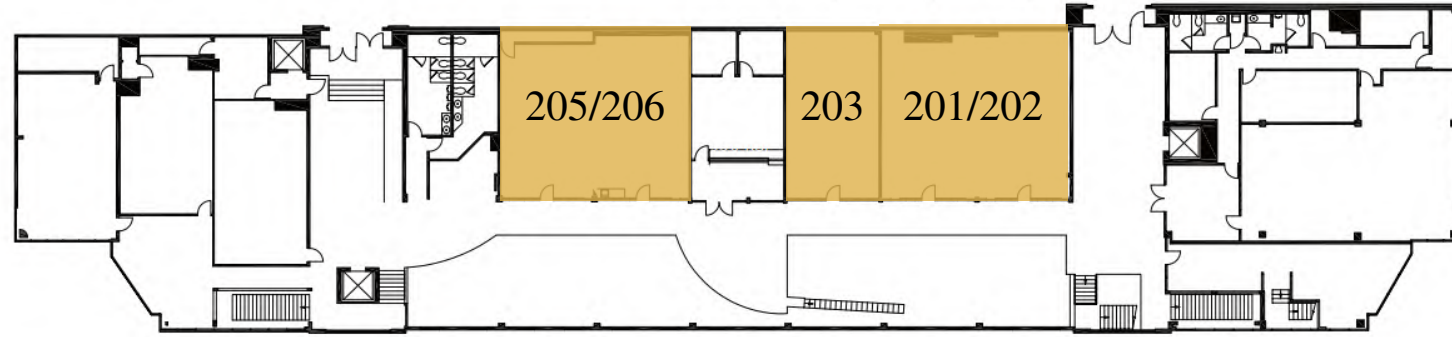
3D TOUR
CLICK HERE 

SUITE 205/206
1,864 RSF
\$2.15 PSF, FSG

3D TOUR
CLICK HERE 

 = AVAILABLE

*Move-in-Ready
Suites!*



New Tenant Improvements

Beautiful Common Areas

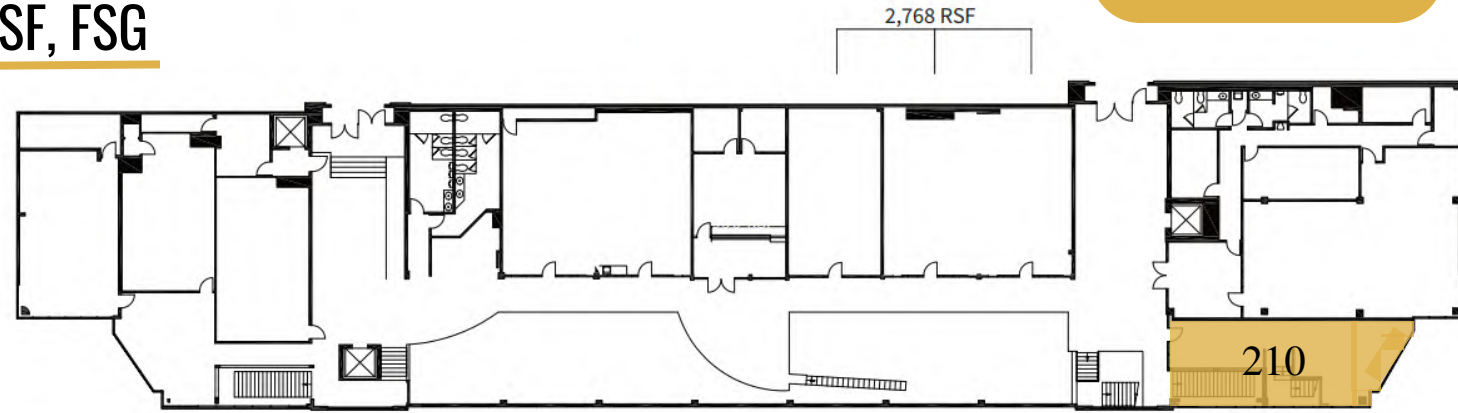


FLOOR PLAN-SUITE 210

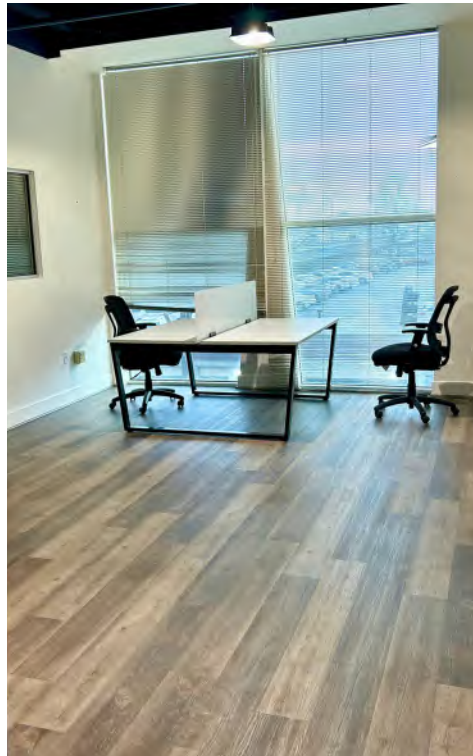
3-D Tour

Suite 210 1,200 RSF \$2.25 PSF, FSG

*Move-in-Ready
Suite!*



SUITE 210 CAN BE LEASED WITH THIS FURNITURE



FLOOR PLAN-3RD FLOOR

Suites Available on 3rd Floor:

SUITE 300/301
1,521 RSF
\$2.15 PSF, FSG

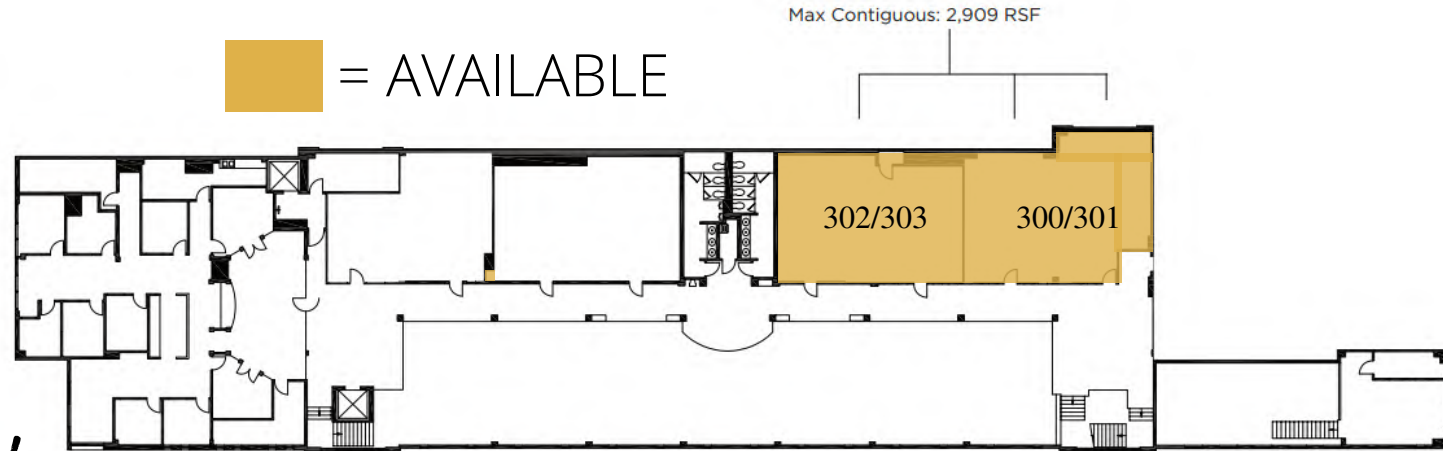
3D TOUR
CLICK HERE 

SUITE 302/303
1,413 RSF
\$2.15 PSF, FSG

3D TOUR
CLICK HERE 

Move-in-Ready Suites!

 = AVAILABLE



New Tenant Improvements

Beautiful Common Areas



FLOOR PLAN-SUITE 390

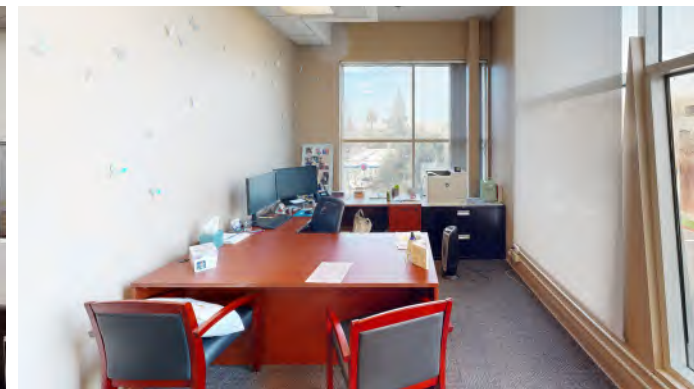
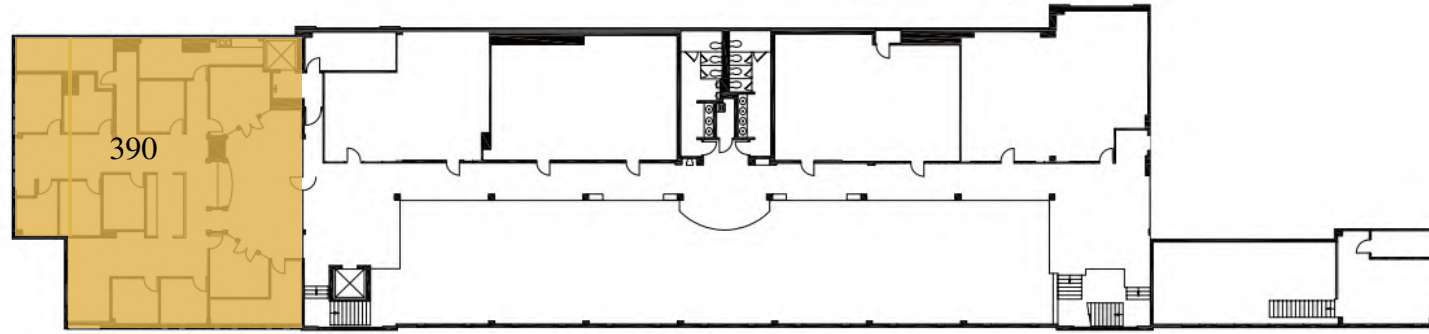
Suite 390 3,760 RSF \$2.15 PSF, FSG

Max Contiguous: 2,909 RSF

3-D Tour

 = AVAILABLE

*Very Desirable
"Turn-Key" suite*

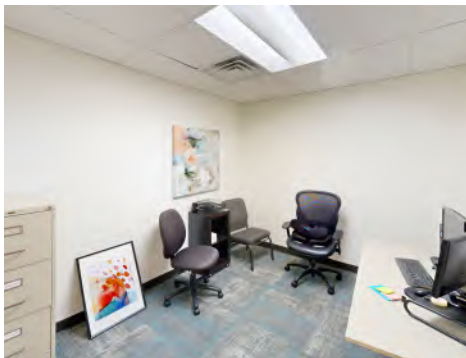


FLOOR PLAN-2929 K ST: SUITE 300

Suite 300 6,026 RSF \$2.15 PSF, MG

*Very Desirable
"turn-key" suite*

3-D Tour



**RECENT TENANT IMPROVEMENTS
THROUGHOUT THIS
2ND GENERATION MEDICAL OFFICE**



EXTERIOR PICTURES



PROPERTY IN THE CITY'S URBAN MEDICAL CORRIDOR

PROPERTY LOCATION



IMMEDIATE VICINITY AERIAL



California State Railroad Museum
Denny's
AMTRAK
SHERWIN WILLIAMS
Chevron
THAT'S CHEAP!
SUBWAY
McDonald's

American River



Sacramento River

Shell
Walgreens
ARCO
SAFE CREDIT UNION
Orangetheory

Dignity Health
Mercy General Hospital

PROPERTY LOCATION

Golden 1 CENTER
CINEMARK
macy's
URBAN OUTFITTERS
PANDA EXPRESS
DOWNTOWN SAC
CHIPOTLE MEXICAN BUNDO

SAFeway
THE ORIGINAL M&S
WELLS FARGO

California State Capitol
California State Capitol Museum

UC DAVIS HEALTH
MEDICAL CENTER
CALIFORNIA Family Fitness
Starbucks

Sutter Health
Sutter Medical Center



target
California State Capitol



DEMOGRAPHIC SUMMARY REPORT

2901 K STREET, SACRAMENTO, CA 95816



POPULATION 2023 ESTIMATE

1-MILE RADIUS 26,455
3-MILE RADIUS 144,779
5-MILE RADIUS 422,399

POPULATION 2028 PROJECTION

1-MILE RADIUS 27,301
3-MILE RADIUS 149,396
5-MILE RADIUS 433,384



HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS \$104,457.00
3-MILE RADIUS \$95,095.00
5-MILE RADIUS \$84,444.00

HOUSEHOLD INCOME 2023 MEDIAN

1-MILE RADIUS \$77,316.00
3-MILE RADIUS \$69,304.00
5-MILE RADIUS \$60,490.00



POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	20,427	96,578	265,497
BLACK	1,705	16,510	50,444
HISPANIC ORIGIN	5,005	38,756	140,703
AM.INDIAN & ALASKAN	428	3,248	9,951
ASIAN	2,065	17,080	61,187
HAWAIIAN/PACIFIC ISLAND	122	1,129	5,360
OTHER	1,708	10,235	29,958

CONTACT US!

FOR MORE INFORMATION ABOUT
2901 K STREET



Chase Burke

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